

DUBROVNIK
URBAN



ABOUT THE PROJECT

Overlooking the Lokrum island, just across the old town Dubrovnik, from one side and the Gruž Marina on the other side, the plot of Dubrovnik Urban is situated at the vibrant heart of the city of Dubrovnik. Surrounded by existing structures, the plot is one rare gem for new real estate development in the city. The plot is elevated above an existing building in front of it, which is protected as cultural heritage and therefore will remain a safeguard for the extraordinary view from the plot. Currently the plot is forested with high trees which will be kept in the future development, providing the natural atmosphere to its residents in an urban surrounding.

The architectural concept of Dubrovnik Urban combines the cultural heritage of the Venetian Republic and the Republic of Raguse (Dubrovnik Republic), that is still very much visible in the city, and new trends in architecture.

The magnificent view, the architectural concept and concept of living as well as new ecological standards set Dubrovnik Urban apart from other developments in Dubrovnik.

Three urban condominiums are situated next to each other, separated by charming gardens and flanked with a vast communal swimming pool. The property is envisioned as a gated community, equipped with security, technical and management providers. Each building nests 20 carefully designed apartments, totaling 60 apartments in Dubrovnik Urban development. Apartments are between 40-90 m², each one with two bedrooms apart from 40 m² apartment. Each apartment has a balcony. Below each building an underground garage will be constructed with two parking spaces per apartment.

The dwellers of Dubrovnik Urban are just 10 minutes by foot or 5 minutes by car away from one of the most advanced marinas in Adriatic, the Gruž Marina. The proximity of the marina Gruž to Dubrovnik Urban gives its dwellers the convenience of accessing their sea vessels with ease. Also, the property is close to supermarkets and other commercial venues, as well as administrative offices and banks.





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LOCATION

Many of the world's jet setters religiously visit Dubrovnik during the summer season. Known for its beauty, Dubrovnik old town has served as a shooting location for King's Landing in the Game of Thrones series. Each year hundreds of thousands of tourists come to visit Dubrovnik old town. In 1979, the city of Dubrovnik was added to the UNESCO list of World Heritage Sites in recognition of its outstanding medieval architecture and fortified old town. With its 42.000 inhabitants, the city is lively even during the winter season.

Dubrovnik, a city that emerged on the glory of the Republic of Ragusa and the Venetian Republic, is one of the hottest and trendiest settlements on the Adriatic coast.

Dubrovnik is situated on Croatia's far south, near the Montenegrin border, connected to the rest of Croatia through the peninsula of Pelješac and its newly constructed 2.404 meter long bridge. The international airport is just 20 minutes away from Dubrovnik Urban. Direct flights arrive to Dubrovnik Airport from New York, Paris, London, Rome, Moscow, Geneva, Vienna, Barcelona, Amsterdam, Munich and many more during the summer season.

The tourists come for the city's famous history but also for its well known beaches and easily accessible nearby islands, most prominent being Lokrum, Koločep and Lopud where breathtaking nature takes center stage.



ARCHITECTURE AND QUALITY

The functionality and comfort of each apartment has been thoroughly thought through making each apartment ideal for a permanent residence/ second home or tourist rental.

Just like in every project of ours, as an investor, we deeply care about the environment, the quality of materials and the quality of living of dwellers. Therefore the façade and the roof will be efficiently insulated according to highest standards and floor-to-ceiling windows will be triple glazed increasing the passiveness of the house. Furthermore, the system for monitoring energy consumption of the apartments will be installed.

Flats are designed bearing in mind the wellbeing of its users. Our design team is dedicated to providing the best spatial solutions that insure lots of light, pleasant microclimate with natural ventilation and amazing views of the surroundings.

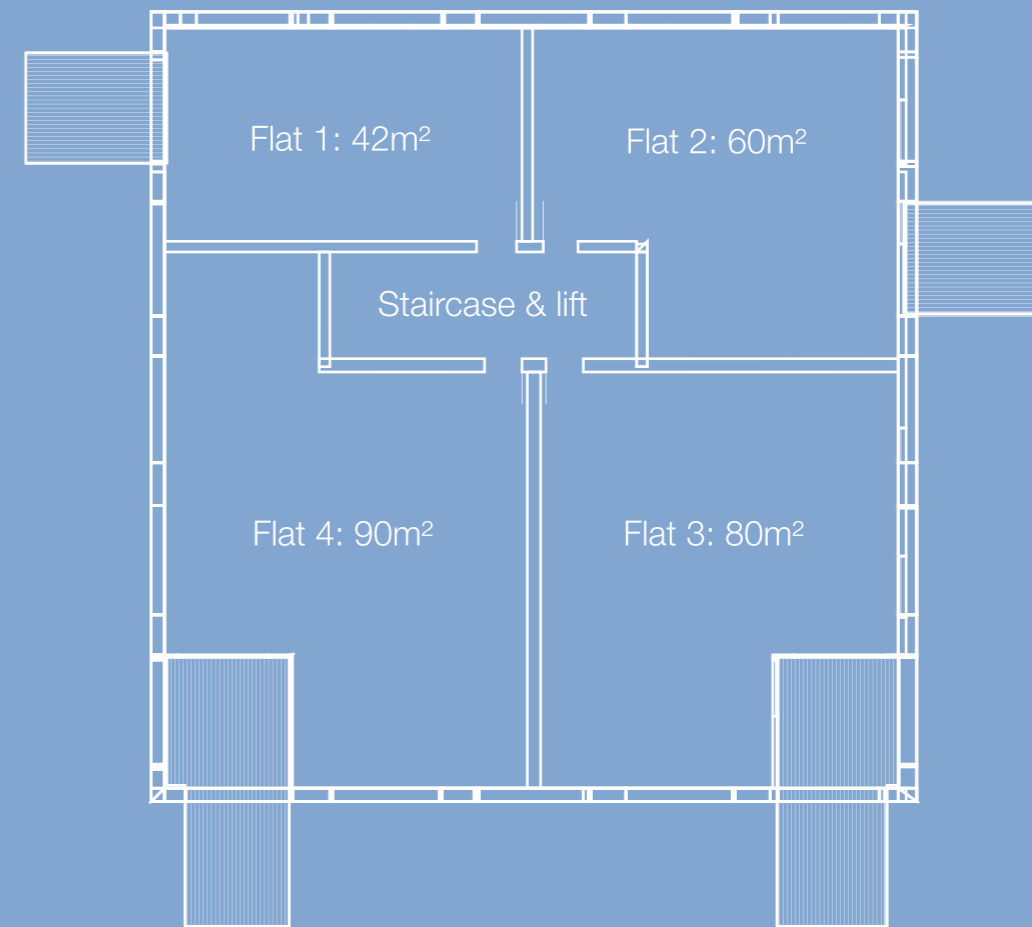
We offer a pay-per service to design and completely furnish the interior with eco-friendly and highest quality furniture on the owner's request, helping avoid the hassle of furnishing a property in a foreign country. We provide better value for money with our tailor-made service.



TYPICAL FLOOR PLAN



DUBROVNIK URBAN



1 : 200

Each flat has a balcony and a view towards the sea. At this stage four flats are planned on one floor, 40 m², 60m², 80m² and 90m², but they can be combined to bigger apartments, for example flat 1 + flat 4 combined add up to 130 m² apartment with two balconies.

Every flat has a spacious living area with a kitchen and minimum two bedrooms, apart from 40 m² flat that will have only one bedroom.

DEVELOPMENT INFORMATION

3.374 m² Area of the plot

60 Number of Apartment Units

2022 design phase for building permit will start

5.061 m² Gross Floor Area - Residential

2024 The apartments will be delivered

2.385 m² Gross Floor Area - Underground Parking



INVESTMENT VALUE

Current market trends in Dubrovnik assure the great potential returns if invested in Dubrovnik Urban

10.400.000 € Estimated Total Investment

1.700.000 € Land Acquisition Cost

1.500.000 € Estimated Development Cost

7.200.000 € Estimated Construction Cost

